

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Maria Freeman/
Sixth Street Plaza

Case #: 12-ZR-02

Date: 12/10/02

Comments:

No comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: CRA/Engineering **Staff:** Helen Gray
CRA Engineering Design Mgr
Office Ph. (954) 828-5018
Office Fax: (954) 828-5070
Email: HelenG@ci.fort-
lauderdale.fl.us

Project Name: 6th Street Plaza **Case #:** 12-ZR-02
912-914 NW 6th St.

Date: 12/04/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Planning and Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department prior to owner's application for a Building Permit. The plans may need to include exfiltration trench with details and elevations.
2. Show sufficient surface elevations to show how drainage works with the proposed improvements.
3. A lighting plan and photometrics are required.
4. Address trash pick-up ; is there going to be a common dumpster ?
5. Show utility service connections, including water, sewer, electric/phone/cable.
6. Furnish details on the fountain.
7. Address how persons using the parking lot will access the existing one-story building to remain on the west side of the project.

Additional comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

13. The proposed access to N.W. 9 Avenue shall require a permit from the FDOT.
14. The existing connection at the alley and N.W. 9 Avenue shall be re-constructed remove the existing access and construction of the elevated sidewalk.
15. It is apparent that a continuous curb (Type F), shall be required along the west side of N.W. 9 Avenue along this site. Verify the recommended right of way improvements from the FDOT and construct accordingly with an approved permit.
16. Apply standard stop bars and signs to cross movements internal to this site parking lot. These elements must conform to FDOT and MUTCD standards.
17. Provide a photometric (lighting) plan in accordance with Section 47-20.14 of City Code.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	Maria Freeman/ Sixth Street Plaza	Case #:	12-ZR-02
Date:	12/10/02		

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Landscape	Member:	Dave Gennaro 954-828-5200
Project Name:	Maria Freeman/ Sixth Street Plaza	Case #:	12-ZR-02
Date:	12/10/02		

Comments:

1. A peninsula tree island with a min. width of 8' is required where a row of parking spaces terminates in an aisle or driveway.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
3. Indicate any existing trees or palms. All Tree Preservation Ordinance requirements apply.
4. Provide standard calculation list (available upon request).
5. Indicate requirements for irrigation.
6. Make sure there is no plant material in the 25' sight triangle that obstructs visibility between 30" and 8' ht.
7. As possible, develop a street tree scheme for N.W. 6th St.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Community Redevelopment Agency
(Community and Economic Development) **Member:** Brenda Kelley 828-4531
Helen Gray 828-5018

Project Name: Sixth Street Plaza **Case #:** 12-ZR-02
New office and retail building
912-914 NW 6 Street

Date: December 10, 2002

Comments:

Given that the above referenced project is located in the Northwest-Progresso-Flagler Heights CRA (NPF CRA) District, CRA comments are based on maintaining consistency with development goals and objectives established for the NPF CRA.

1. Site Plan

- Provide sidewalk on NW 5 Court
- Provide sidewalk adjacent to parking lot to connect NW 5 Court with Sistrunk
- Provide landscape bump-outs in R/W at ingress/egress
- Provide on-street parking from Sistrunk to parking lot driveway – be sure to address safe sight triangle(s) at intersection

2. Lighting Plan

- Lighting plan required – show lighting plus photometric diagram
- Lighting cannot be located in required bufferyard requirements

3. Miscellaneous

- This plan addresses only Phase I at this time – CRA requests future Phase II to site residential use fronting on NW 5 Court.

Additional comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Det. C. Cleary- Robitaille 954-828-6419
Project Name:	Maria Freeman/ Sixth Street Plaza	Case #:	12-ZR-02
Date:	12/10/02		

Comments:

1. All glass windows/doors must adhere to SFBC.
2. Stairwell doors should have alert tone or alarm if doors are ajar or in use.
3. Exterior doors leading from the stairwell should be for exit only.
4. Recommend burglary/robbery alarm systems.
5. Good architectural design, which should aid in beautifying Sistrunk Blvd.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Zoning	Member:	Terry Burgess 954-828-5913
Project Name:	Maria Freeman/ Sixth Street Plaza	Case #:	12-ZR-02
Date:	12/10/02		

Comments:

1. Provide a narrative outlining compliance with the Neighborhood compatibility requirements of section 47-25.3 (point by point).
2. Indicate location of and screening of roof top mounted mechanical equipment pursuant to section 47-25.3.A.3.b.1.c.iii.
3. Buffer wall and landscape strip shall continue along property line abutting residential property of the proposed alley vacation.
4. Provide design details of the buffer wall pursuant to section 47-25.3.A.3.d.iv.
5. Provide documentation of the parking exempt status of the existing 12,000 sf two story commercial building.
6. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
7. Light fixtures shall not be located in the required landscape buffer area and shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.2.R.
8. Provide building height from grade as defined in section 47-2.
9. Discuss sidewalk requirements along N.W. 5th Court.
10. Discuss requirements for additional right of way with the Engineering representative.
11. Indicate outline of balcony and awnings on site plan.
12. The proposed façade improvements to the existing two story building encroaches into the R-O-W
13. The proposed parking lot is short of handicap spaces. See requirements in the Florida Accessibility Code.
14. Show parking lot of the existing one story building.
15. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning
Project Name: Sixth Street Plaza
New office and retail building
912-914 NW 6 Street
Date: December 10, 2002

Member: Brenda Kelley 828-4531
Case #: 12-ZR-02

Project Description: The applicant proposes to construct a new 12,533 SF office and retail building. A rezoning from RM-15 to XP is required in order to construct a parking lot to serve the proposed building in a presently zoned RM-15 district.

Zoning: CB and RM-15
Future Land Use: Northwest Regional Activity Center

Comments:

1. Survey
2. Show building overhangs on existing building
3. Show all existing utilities on survey (verify utility pole locations)
4. Site Plan
 - a. Show existing zoning districts
 - b. Show breakdown of retail and office space including existing and proposed building(s)
 - i. Provide parking calculations – existing building must be included in calcs
 - c. Provide sidewalk on NW 5 Court
 - d. Provide sidewalk adjacent to parking lot to connect NW 5 Court with Sistrunk
 - e. Provide landscape bump-outs in R/W at ingress/egress
 - f. Provide on-street parking from Sistrunk to parking lot driveway – be sure to address safe sight triangle(s) at intersection
 - g. Parking lot landscape islands must be minimum 8' in width
 - h. Masonry wall must be continued behind building to provide buffer from residential – wall must not encroach in possible sewer/utility easement
 - i. No encroachments allowed in public R/W – suggest removing reference to existing building façade improvements from application
 - j. provide
5. Lighting Plan
 - a. Lighting plan required – show lighting plus photometric diagram
 - b. Lighting cannot be located in required bufferyard requirements
6. Landscape Plan
 - a. Must be consistent with Site Plan - sidewalk shown on NW 5 Court?
7. Miscellaneous

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

- a. All plans must be revised and resubmitted on Dec. 10 to be heard at January P&Z meeting – formal DRC comments will not be available until Dec. 9th at the earliest.
 - b. This plan addresses only Phase I at this time – CRA requests future Phase II to site residential use fronting on NW 5 Court.
8. Additional comments may be forthcoming.